

**ORDINANCE NO. 20071011-095**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1609 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0126, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 9, Block B, Airport Commerce Park Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 199900226, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1609 Airport Commerce Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS-CO-NP) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses of the Property:

Agricultural sales and services	Automotive washing (of any kind)
Campground	Day care services (limited)
Day care services (general)	Day cares services (commercial)
Equipment repair services	Equipment sales
Exterminating services	Hospitals services (general)
Hospital services (limited)	Kennels
Monument retail sales	Outdoor entertainment
Private primary educational facilities	Veterinary services
Public primary educational facilities	Vehicle storage
Public secondary educational facilities	
Private secondary educational facilities	

B. The following uses are conditional uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Commercial off-street parking
Construction sales and services	Convenience storage
Limited warehousing and distribution	

**PART 4.** The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

**PART 5.** This ordinance takes effect on October 22, 2007.

**PASSED AND APPROVED**

October 11, 2007

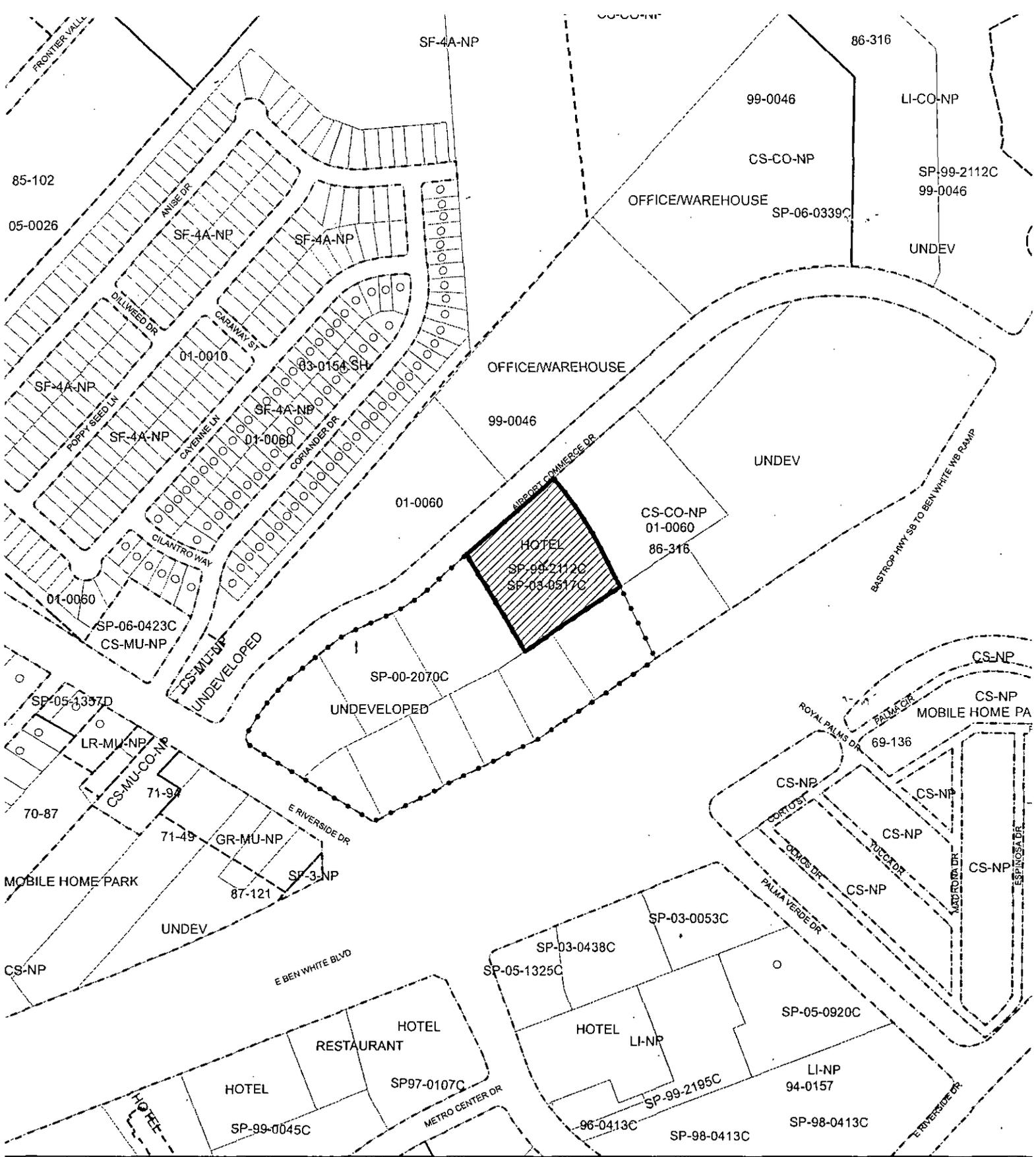
§  
§  
§ Will Wynn  
Betty Dunbarley for  
Will Wynn  
Mayor

APPROVED:

David Allan Smith  
David Allan Smith  
City Attorney

ATTEST:

Shirley A. Gentry  
Shirley A. Gentry  
City Clerk



ZONING EXHIBIT A

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0126  
 ADDRESS: 1609 AIRPORT COMMERCE DR  
 SUBJECT AREA: 3.20 ACRES  
 GRID: L18  
 MANAGER: R. HEIL



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.